



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WLB*
Director PZ&B

SUBJECT: ARC-24-0125 936 N LAKE WAY

MEETING: JANUARY 29, 2025 ARCOM

ARC-24-0125 936 N LAKE WAY The applicant, Michael and Pamela Line, have filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.

Applicant: Michael & Pamela Line
Architect: MP Design & Architecture

HISTORY:

The single-family residence at 936 N Lake Way, originally constructed in 2000, underwent significant updates in 2021 under application B-051-2021. The approved modifications included a second-floor addition, a new pool, a pool cabana, and comprehensive landscape and hardscape alterations across the property. The application received approval with a 5-2 vote.

Subsequently, at the February 22, 2023, ARCOM meeting, a request under application ARC-23-027 for fenestration changes and the addition of a rear covered loggia was approved (6-1).

THE PROJECT:

The applicant has submitted plans, entitled "Existing 2 Story Residence at 936 N Lake Way" as prepared by **MP Design & Architecture**, dated January 10, 2025.

The following scope of work is proposed:

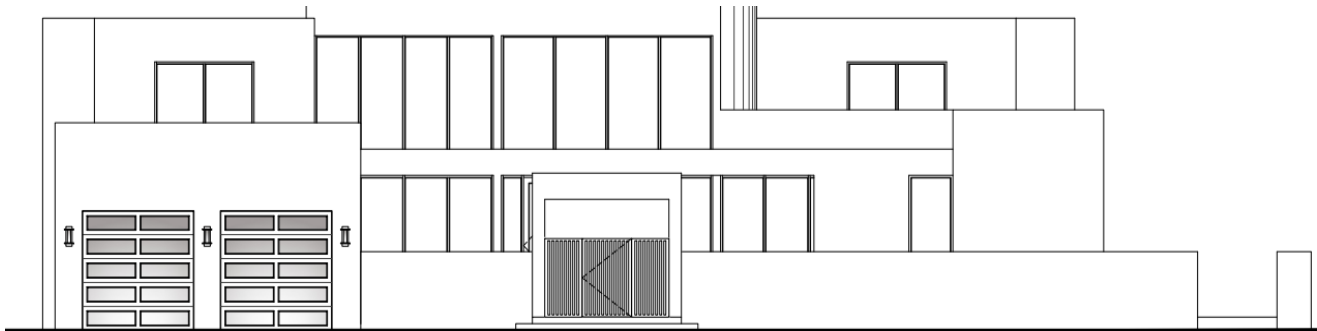
- New garage door design.
- New pedestrian gates.
- Modifications to driveway material.
- Landscape and hardscape modifications.

Site Data			
Zoning District	R-B	Future Land Use	Single-Family
Lot Size	25,060 SF	Crown of Road	18.8' NAVD
Lot Depth	210.5'	Lot Width	116.8'
Lot Coverage	Permitted: 30% Existing: 24.6% Proposed: 29%	Enclosed Square Footage	Existing: 7,119 SF Proposed: 8,033 SF
Finished Floor Elevation	Existing: 7' Proposed: N/C	FEMA Flood Zone	AE 6

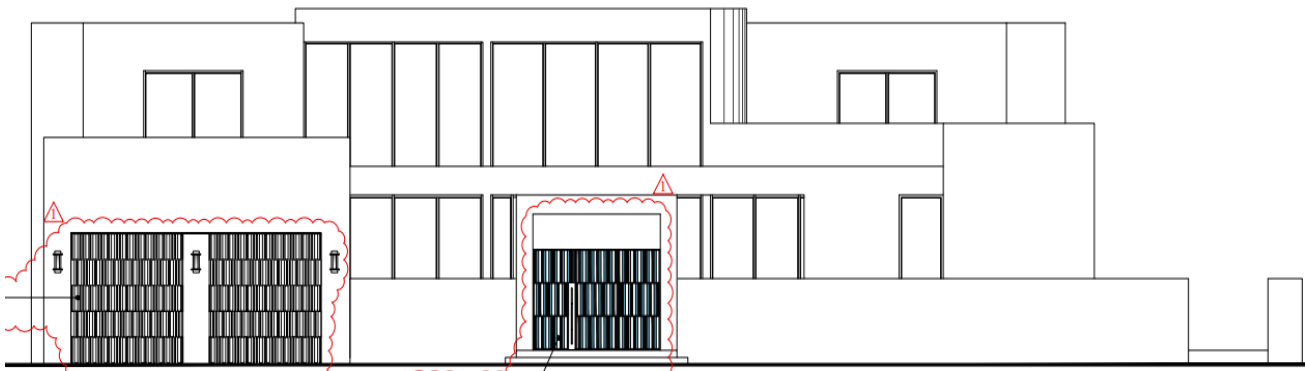
Overall Landscape Open Space	Required: 45% Existing: 48% Proposed: 46%	Front Yard Landscape Open Space	Required: 40% Existing: 64% Proposed: 47%
Surrounding Properties / Zoning			
North	940 N Lake Way Vacant Lot / R-B		
South	920 N Lake Way Residence / R-B		
East	937 N Lake Way Residence / R-B		
West	Intracoastal Waterway		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The current request is for approval of a new front facing garage door design with matching pedestrian gate to access the front door.



PREVIOUSLY APPROVED



CURRENTLY PROPOSED

The proposed garage door design features a bold, uncommon design with modern, white powder-coated aluminum impact door. The design incorporates a slat pattern, with a recessed area backed by a mirrored finish. The surrounding facade will be treated with a white painted stucco, matching the existing residence. The proposed pedestrian gate will carry the slat design without the mirror finish.



GARAGE DOOR AND PEDESTRIAN GATE RENDERING



The original tabby concrete driveway with sod joints will be removed and replaced with a cobblestone paver driveway and a white limestone border in the same configuration.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and

WRB:JGM:SCP